

THE HUDSON



What's Next
Happens Here.

HUDSONVANCOUER.COM

For Leasing Information:

Doug Bartocci, CCIM

360.597.0575

dbartocci@fg-cre.com

Adam Roselli, CCIM, SIOR

360.597.0568

aroselli@fg-cre.com

2ND FLOOR 1,990 RSF + 3RD FLOOR 15,500 RSF

CREATIVE CLASS A OFFICE

SPACES AVAILABLE

\$32 NNN

101 East 6th Street Vancouver,

WA 98660



900 Washington St. Suite 850, Vancouver, WA
360.750.6695 | www.fg-cre.com



Third Floor

APPROX. 15,500 SQFT
\$32/SF NNN

Spaces feature 15' high ceilings with exposed wood columns and beams, offering open and customizable floor plans.

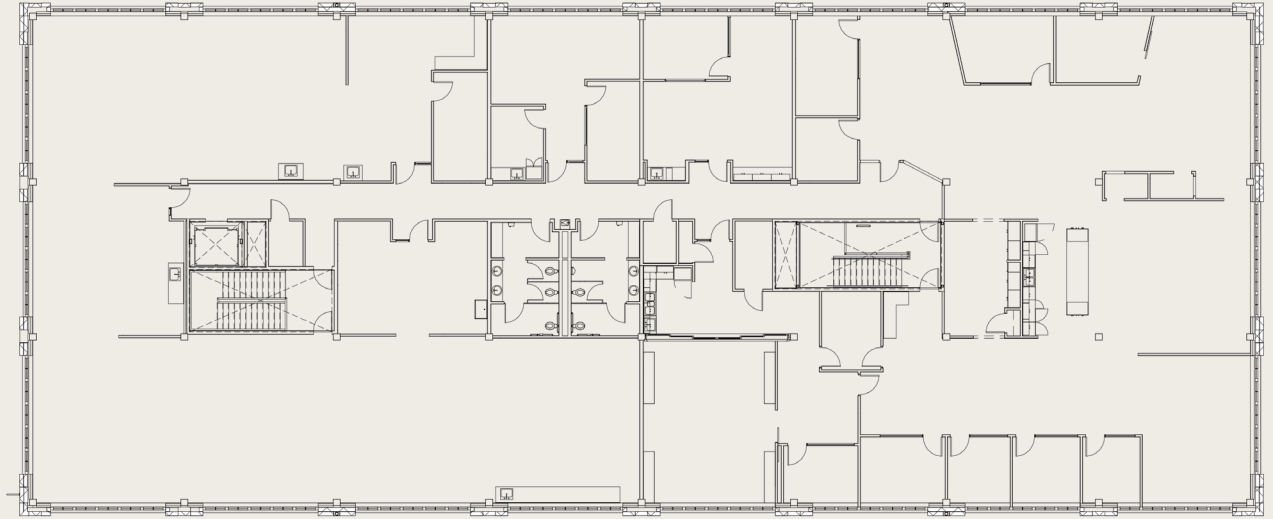
Average Daily Traffic

Lewis & Clark HWY @ I-5- 17,000
E 5th St. @ Fort Vancouver Way E - 15,739
Washington St. @ W 4th St. NW - 11,986

Travel Times

5 Minute drive to Vancouver Waterfront
15 Minute drive to Portland International Airport
20 Minute drive to Downtown Portland

ENTIRE THIRD
FLOOR AVAILALBE



BUILDING FEATURES

- Building core and shell are LEED Gold Certified with beautiful heavy timber design
- Secured bike storage, repair station, fitness center, and showers with 2 ADA equipped
- Prominent building entry with an artful and bright shared lobby space
- Large operable windows and bright open floor plans

PARKING & TRANSIT

- Public transportation and bike lanes within one block
- Ample parking available with private on-street spaces and adjacent to public parking

NEIGHBORHOOD

- At the gateway to Washington State and the City of Vancouver
- Easy access to I-5 and Hwy 14 - one block to onramp and exits
- Restaurants, hotels, fitness facilities and pedestrian amenities within easy walking distance
- This property is located within the Vancouver Innovation Partnership Zone (IPZ) for Applied Digital Technology Accelerator declared by the Governor of Washington in 2013

Suite 220

APPROX. 1,990 SQFT

\$32/SF NNN

Spaces feature 15' high ceilings with exposed wood columns and beams, offering open and customizable floor plans.

Average Daily Traffic

Lewis & Clark HWY @ I-5 - 17,000

E 5th St. @ Fort Vancouver Way E - 15,739

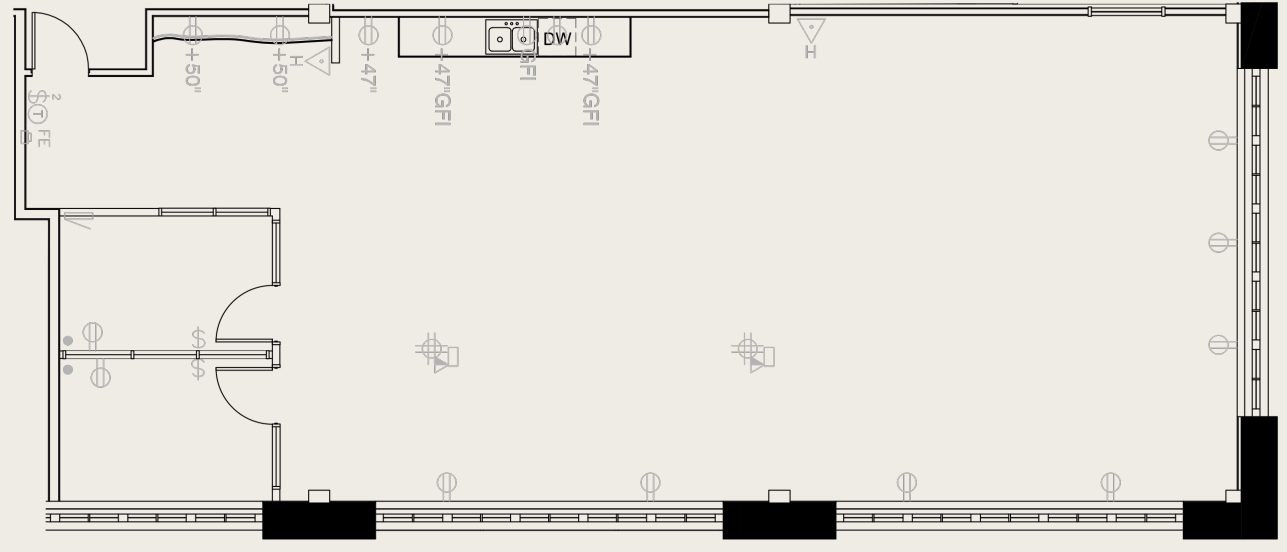
Washington St. @ W 4th St. NW - 11,986

Travel Times

5 Minute drive to Vancouver Waterfront

15 Minute drive to Portland International

Airport 20 Minute drive to Downtown Portland



BUILDING FEATURES

- Building core and shell are LEED Gold Certified with beautiful heavy timber design
- Secured bike storage, repair station, fitness center, and showers with 2 ADA equipped
- Shared conference room facilities for tenants of the building
- Large operable windows and bright open floorplans

PARKING & TRANSIT

- Public transportation and bike lanes within one block
- Ample parking available with private on-street spaces and adjacent to public parking

NEIGHBORHOOD

- At the gateway to Washington State and the City of Vancouver
- Easy access to I-5 and Hwy 14 - one block to onramp and exits
- Restaurants, hotels, fitness facilities and pedestrian amenities within easy walking distance
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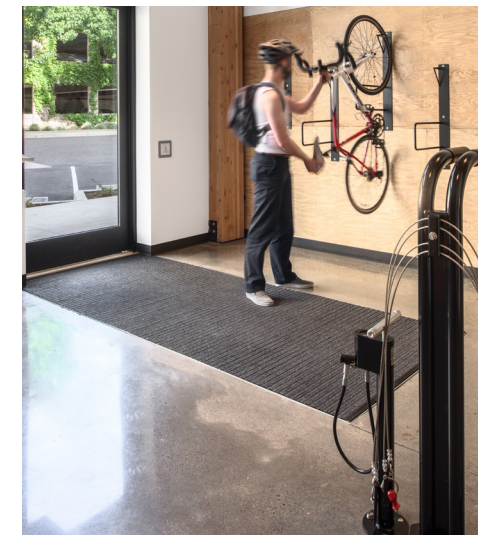
**Inspired by the past, built for the future.
The Hudson offers three stories of timeless
design, where your team can do their
best work.**

Conveniently located right off I-5, The Hudson has a diverse collection of tenants, attracting a broad cross-section of industries, including jewelry, banking, architecture, and technology. With its state-of-the-art design and vibrant community, The Hudson is more than just a building - it's a dynamic environment where innovation and success converge. Write your new chapter, here.

The Hudson offers 45,000 SF of creative office & retail space in downtown Vancouver, WA - where the city's vibrant history meets its promising future. As Vancouver transforms into a thriving hub of diverse industries, professionals seek the perfect blend of urban living and modern convenience.

2023 Demographics

Est. Population	10,7173 (1 Mile)	66,805 (3 Mile)	240,415 (5 Mile)
2028 Projected Pop.	10,881 (1 Mile)	69,859 (3 Mile)	346,965 (5 Mile)
Est. Average House Income	\$65,685	\$83,849	\$93,362
Est. Total Businesses	1,888	4,794	12,665
Est. Total Employees	15,317	44,711	119,610





101 East 6th Street
 Vancouver, WA 98660

Located in the heart of Downtown Vancouver, The Hudson is within walking distance to many desirable restaurants, shops, parks, and amenities, and blocks away from I-5 and SR-14, making this an ideal location for your business to thrive.

■ **DRINKS & DINING**

- | | |
|------------------------|-------------------------------|
| Mighty bowl | Brewed Cafe & Pub |
| Little Conejo | Compass Coffee |
| Wildfin American Grill | Kafix Roasters |
| Twigs Bistro | Boomerang |
| Who song & Larry's | Java House |
| Nom Nom | Starbucks |
| Pacific House | Loowit Brewing |
| Elements Restaurant | Trusty Brewing Company |
| Slow Fox | Locust Cider |
| The Sedgwick | Barlow's Public House |
| Barlows public house | The Grocery Cocktail & Social |
| Subway | Thai Orchid |
| DEDiko | & more... |

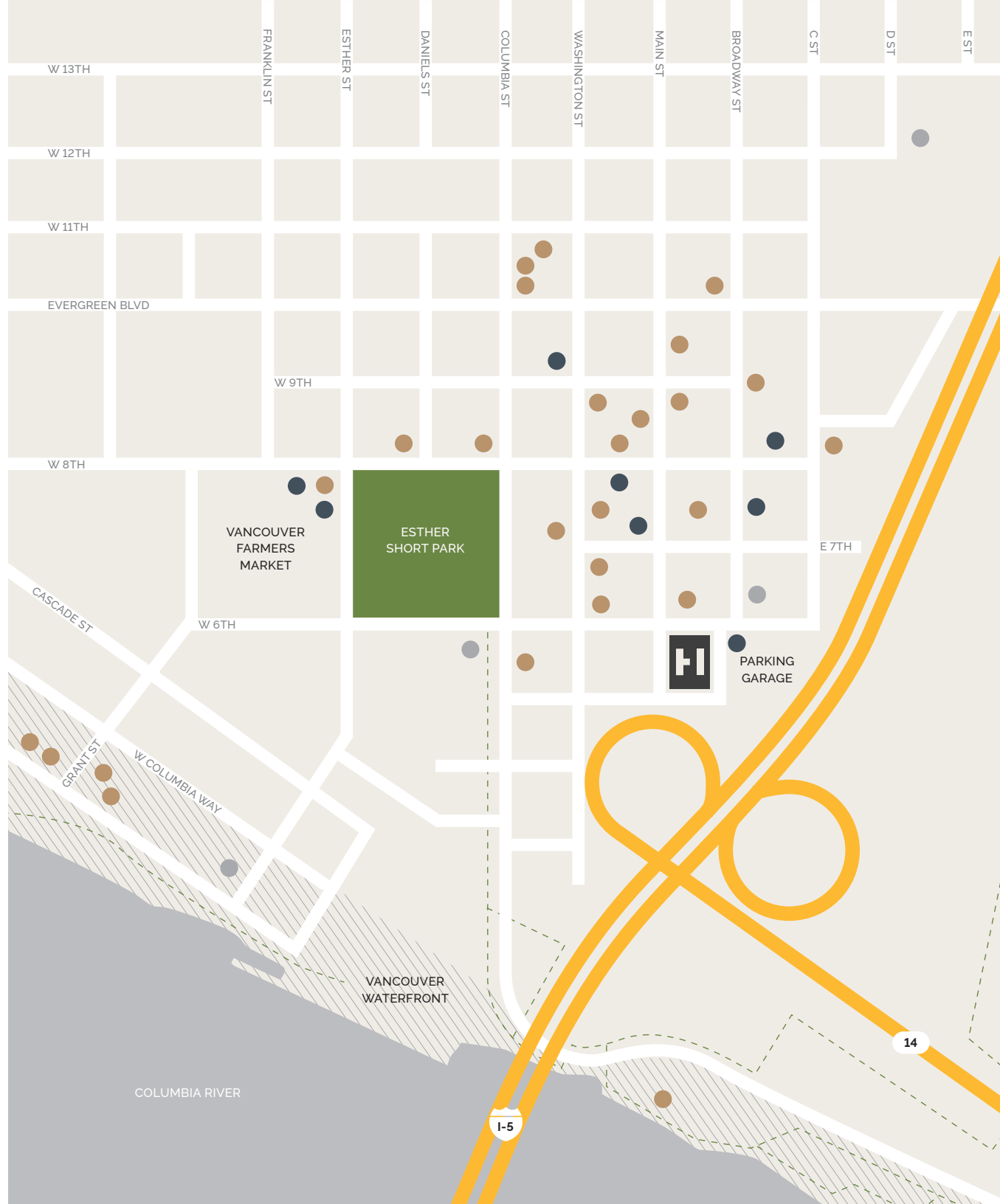
■ **SERVICES**

- | | |
|--------------------------|------------------------------|
| Key Bank | Columbia Credit Union |
| Anytime Fitness | Vancouver Farmers Market |
| Wells Fargo | City Center Market |
| Columbia Bank | Turtle Place Transit Station |
| Riverview Community Bank | |

■ **HOSPITALITY**

- Hotel Indigo
- Hilton Vancouver
- Comfort Inn & Suites
- Econo Lodge

--- **BIKE TRAILS**





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Brokers are licensed in the state of Washington. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Fuller Group. All measurements are approximate.

A PROJECT BY

KILLIAN PACIFIC